

VILLAGE OF CHATHAM
PLANNING BOARD MEETING
FEBRUARY 19, 2018 – 7:30 PM
MINUTES

CALL TO ORDER at 7:30 PM

PRESENT: Chairman D. Herrick; PB Members S. Piazza, R. O'Mara-Garcia; H. Pisila; Board Secretary T. Breads; Applicants/Applicant Representatives S. Ulmer, J. Iuviene.

- 1) Applicant #2017-080: 4 Depot Square, Depot Square LLC, Applicant:** Members noted that although the ZBA had recently approved the wall height of the project, and had considered historic character in the overall decision-making process, the Planning Board is technically charged with responsibilities for approving projects in the Historic Overzone District. Multiple concerns were raised by Members, including what was viewed as an addition of gates to its rendering. Also noted was the "long, plain, wall," which it was suggested could be off-set by the addition of artificial windows within the design (similar to that built by Stewarts). Of concern, too, was the proximity of the wall to the sidewalk. It was suggested that a set-back of the wall, fronted by greenspace, might be more in keeping with the setting. Members recommended that the builder reconsider the design of the wall (including the fairly recent addition of gates) and return to the Board for further review at a future time.

S. Piazza made a motion to deny the application in its current form, and advise the project architect to provide more detail upon re-application, including dimensions of project, material samples, color, etc. Citing local code #110-50 and #110-50D, he stated that the project plans do not fit Historic Overzone District code:

§ 110-50 Review standards.

[Amended 3-27-1997 by L.L. No. 1-1997]

All plans for the construction, alteration, change in exterior color, repair, moving or demolition of structures or the erection of a sign in the Historic Overzone District shall first be submitted to the Village Planning Board for site plan approval. If the proposed action is otherwise subject to site plan or special use permit approval, the review under this section shall be conducted as part of such approval. The Board shall review all such exterior features of the structure as are visible from public streets, sidewalks, greens, parks or alleys and shall not review alteration on the interior of the structure. In reviewing the plans, the Board shall apply the following standards (along with illustrated design guidelines, if any have been adopted):

A.

Properties which contribute to the character of the historic district shall be retained, with their historic features altered as little as possible.

D.

In determining appropriateness, the Board shall consider the following factors:

(1)

The general design, character and suitability to the property of the proposed alteration or new construction.

(2)

The scale of the proposed alteration or new construction in relation to the property, surrounding properties and the neighborhood.

(3)

Texture, materials and color and their relation to similar features of other properties in the neighborhood.

(4)

Visual compatibility with surrounding properties, including proportions of the property's front facade, proportion and arrangement of windows and other openings within the facade, roof shape and the rhythm of spacing of properties on streets, including setbacks.

(5)

The importance of historic, architectural or other specific features to the significance of the property.

The Motion was seconded by Member H. Pisila.

The Chairman opened the meeting to public comment. None was made.

All Members supported the motion, and the motion was passed.

- 2) Applicant #2017-88: Phillips on Main LLC**, Applicant submitted an Amendment to their previously-approved application, indicating minor adjustments to the window design. Applicant provided both a large-scale drawing and sample of proposed window product. Discussed that there is planned landscaping to occur beneath windows, and the building finish will be stucco. Members had no concern with the adjusted plan, and stated that it is in keeping with the original approval previously granted.

OTHER BUSINESS: Minutes of 12/18/17 – motion to approve by Member O’Mara-Garcia; seconded by Member Pisila; motion passed.

Minutes of 1/15/17 – motion to approve by Member O’Mara-Garcia; seconded by Member Pisila; Chairman Herrick abstained; motion passed.

Announcement by Member Piazza that he will be resigning from the Board, and he has several good candidates to recommend for consideration. Written notification will be submitted.

ADJOURNMENT: So moved by Member Pisila; seconded by Member O'Mara-Garcia. Approved by all at 8:12 PM.

Respectfully submitted,

Tarry A. Breads
Planning Board Secretary